

**APPROVED 3-7-11**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**PLANNING & ZONING COMMISSION**

Minutes of the Planning & Zoning Commission meeting held on Monday, February 14, 2011 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #2 at 7:00 PM.

**MEMBERS PRESENT:**

James J. Giulietti, Chairman  
Theresa Ranciato-Viele, Vice Chairman  
Brian R. Cummings, Secretary  
Douglas E. Roberts  
Vern E. Carlson  
Curtis Andrews, Sr., Alternate  
Richard E. Wilson, Alternate

**MEMBERS ABSENT:**

Edward M. Homa, Alternate

**OTHERS PRESENT:**

Alan A. Fredricksen, Land Use Administrator  
Mary Lee Rydzewski, Public Stenographer  
Sandra Lion, Clerk

**AGENDA:**

Mr. Giulietti, Chairman, opened the meeting at 7:02 p.m. and introduced the Commissioners, alternates, town staff and the clerk. Then he explained the procedure for the Public Hearings. Mr. Fredricksen, Land Use Administrator, stated that application #P11-01, 3600 Ridge Road, is postponed to the March 7, 2011 meeting.

**PUBLIC HEARINGS:**

1. #P11-01     Resubdivision Application of Walter Greist, Owner and Applicant, for two (2) lots, relative to 3600 Ridge Road, (Map 92, Lot 59). Plan Entitled: Proposed Resubdivision, Property of Walter W. & Ellen W. Greist, 3600 Ridge Road, North Haven, Connecticut. Prepared by John Paul Garcia and Associates, P.C., Dated 10-6-10. Scale 1" = 50'. R-40 Zoning District.

This application is postponed to the March 7, 2011 meeting.

Mr. Cummings read the call for the Public Hearing.

The Commission elected to hear applications #P11-02S and #P11-02 together.

2. #P11-02S Special Permit Application (as authorized by Section 3.1.1.2), of Quinnipiac University, Owner and Applicant, relative to 370 Bassett Road, (Map 91, Lot 22). Plan Entitled: Property of Quinnipiac University, Bradley Street & Bassett Road, North Haven, Connecticut. Prepared by Land Survey & Technical Services, Inc, Dated February 2007, rev. 12/10. Scale 1" = 100'. LO Zoning District.

**SITE PLANS:**

3. #P11-02 Site Plan Application of Quinnipiac University, Owner and Applicant, relative to 370 Bassett Road, (Map 91, Lot 22). Plan Entitled: Property of Quinnipiac University, Bradley Street & Bassett Road, North Haven, Connecticut. Prepared by Land Survey & Technical Services, Inc, Dated February 2007, rev. 12/10. Scale 1" = 100'. LO Zoning District.

Attorney Bernard Pellegrino, Jr. with the Pellegrino Law Firm presented the application to permit the Change of Use/Site Plan approval for the occupancy of Building 2 and a portion of Building 4 by Quinnipiac University for a School of Medicine. No exterior work, student housing or soccer fields are being proposed. Attorney Pellegrino submitted photographs of the buildings' interiors, exhibits, A through E. The Commission asked questions and Attorney Pellegrino and Mr. Joseph Rubertone, Vice President of Facilities and Administration at Quinnipiac University, responded.

Mr. Jim Bubaris, Traffic Engineer Consultant, discussed the traffic study with the Commission. He also stated that currently attending this facility are 860 full-time students and 67 part-time students and, by the year 2015, the University's population will be approximately 1,670. The Commission has concerns with no student housing being proposed on site and the possibility of undergraduate classes being offered at this graduate school. The Commission asked questions and Mr. Bubaris responded.

Mr. Giulietti asked for public comment. There being no public comment, the Public Hearing was closed.

**BREAK:** 8:16 – 8:25 PM

**CHANGE OF USE:** None

**OTHER:** None

**DELIBERATION SESSION:**

Mr. Carlson moved to go into deliberations; Mr. Roberts seconded the motion. All were in favor.

## **PUBLIC HEARINGS:**

1. #P11-02S Special Permit Application (as authorized by Section 3.1.1.2), of Quinnipiac University, Owner and Applicant, relative to 370 Bassett Road, (Map 91, Lot 22). Plan Entitled: Property of Quinnipiac University, Bradley Street & Bassett Road, North Haven, Connecticut.

Mr. Carlson moved to approve the application; Mr. Cummings seconded the motion. The Commission voted as follows:

Giulietti – aye Ranciato-Viele – aye Cummings – aye Roberts – aye Carlson – aye

In approving the application the Commission required the following:

1. The University must submit to the Land Use Department, annually by September 30, a student housing address list of all Quinnipiac students residing in North Haven.

## **SITE PLANS:**

2. #P11-02 Site Plan Application of Quinnipiac University, Owner and Applicant, relative to 370 Bassett Road, (Map 91, Lot 22). Plan Entitled: Property of Quinnipiac University, Bradley Street & Bassett Road, North Haven, Connecticut.

Mr. Roberts moved to approve the application; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Giulietti – aye Ranciato-Viele – aye Cummings – aye Roberts – aye Carlson – aye

## **EXTENSIONS:**

#P09-31, 81 McDermott Road

Mr. Carlson moved to approve a six (6) month extension for application #P09-31, 81 McDermott Road; Mr. Roberts seconded the motion. The Commission voted as follows:

Giulietti – aye Ranciato-Viele – aye Cummings – aye Roberts – aye Carlson – aye

**BOND RELEASES & REDUCTIONS:**

Mrs. Ranciato-Viele recused herself from this item and Mr. Andrews sat in her place.

Mr. Alan Fredricksen, Land Use Administrator, outlined the following bond with the Commission.

#P09-30, 3 Horseshoe Hill Road

Mr. Cummings moved to release the bond for application #P09-30, 3 Horseshoe Hill Road, in the amount of \$9,000.00; Mr. Carlson seconded the motion. The Commission voted as follows:

Giulietti – aye Cummings – aye Roberts – aye Carlson – aye Andrews - aye

**CHANGE OF USE:** None

**CORRESPONDENCE:** - Conn. Federation Planning and Zoning Agencies Quarterly Newsletter, Winter 2011

**MINUTES:**

January 10, 2011

Mr. Roberts moved to approve the minutes of the January 10, 2011 meeting; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Giulietti – aye Ranciato-Viele – aye Cummings – aye Roberts – aye Carlson – aye

Mr. Fredricksen stated for the record that a recent application submitted for 307 Washington Avenue has been withdrawn by the applicant.

**ADJOURN:**

There being no further business, Mr. Roberts moved to adjourn; Mr. Cummings seconded the motion. The meeting was adjourned at 8:40 PM.